

COMMITTEE AMENDMENT FORM

DATE: 11/01/06

COMMITTEE ZONING PAGE NUM. (S) _

ORDINANCE I. D. #06-O-1950 SECTION (S)

RESOLUTION I. D. #06-R- PARA.

AMENDS THE LEGISLATION BY ADDING ELEVEN (11) CONDITIONS ONE
OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING
07/13/06..

AMENDMENT DONE BY COUNCIL STAFF 11/01/06.

City Council
Atlanta, Georgia

06-O-1950

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-92
Date Filed: 7-13-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **575 Boulevard, S.E.(578 Rosalia Street, S.E.,)** be changed from the R-5/HD (Two-family Residential/Historic District) District to the RG-4-C/HD(Residential General-Sector 4-Conditional/Historic District) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 44, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

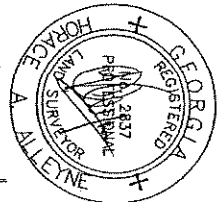
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

CONDITIONS FOR Z-06-92 for 575 Boulevard, S.E. (578 Rosalia Street, S.E.)

1. A site plan that is similar to the site plan titled, "575 Boulevard, SE – Former Grant Park Aldersgate United Methodist Church", stamped as received by the Bureau of Planning on July 13, 2006.
2. The AUDC shall provide their recommendation on the style, design and massing of the balconies. No grilling shall be permitted on the balcony area of the development. The balcony depth is no more than 10 feet. No personal objects shall be placed on the balconies and no animals shall be allowed on the balconies.
3. No free-standing signs shall be allowed on the property.
4. Dumpster pick up shall only be allowed between the hours of 8:00am and 5:00pm Monday through Saturday.
5. The number of Units in the development would be limited to 14 units. The number of parking spaces on premises shall be no less than 18.
6. The HVAC units (condensers) will all be located on the north side of the property.
7. No lights will be pointed at the street or adjacent houses. Existing signs on the East and South faces of the building and belfry will be removed.
8. Any sidewalk repair or maintenance shall be replaced with materials of like kind (i.e....serpentine brick or octagonal pavers).
9. Construction shall be limited to the hours of 7:00am to 7:00pm. No construction shall be permitted on Sunday.
10. There shall be a fence framing the parking lot with additional tall tree plantings.
11. The utility meters shall be located in the north side courtyard of the property.

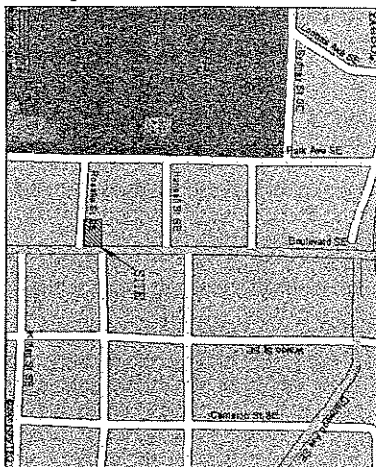
LEGEND

- PROPERTY LINE
- CENTERLINE ROAD
- FENCE
- SANITARY SEWER
- WATER METER
- IRON PIN FOUND
- IRON PINS SET
- N/F NOW OR FORMERLY
- RIGHT-OF-WAY
- WATER VALVE
- POWER POLE



VICINITY MAP

NOT TO SCALE

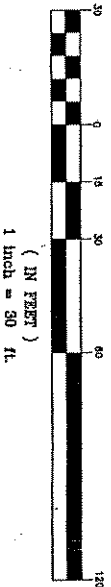


SURVEYOR'S NOTES

REFERENCES
A. DEED BOOK 41441, PAGE 408

1. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, BUT A GEORGIA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
2. NOT ALL IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON.
3. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MAPS OR ON THE GROUND MARKINGS PROVIDED BY THE UTILITY COMPANIES SERVING THAT UTILITY, AND ARE APPROXIMATE ONLY. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.
4. THE DATE OF FIELD WORK FOR THIS SURVEY IS 6/30/06.
5. THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C 03761, EFFECTIVE DATE: 08/17/2001
6. THE FIELD DATA, UPON WHICH THIS PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
7. THE EQUIPMENT USED FOR THIS SURVEY: TOPCON GTS-303 TOTAL STATION.
8. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
9. AMBIT TECHNICAL SERVICES DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES IN THE SURVEYED SITE.
10. THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE GEORGIA PLAT ACT AND TECHNICAL STANDARDS OF THE OFFICIAL CODE OF GEORGIA CHAPTERS 180-1 THROUGH 180-10 AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT COUNTY RECORDS.

PARCEL INFO:
N/F
GRANT PARK M E CHURCH
675 BOULEVARD DRIVE
SQ.FT.=14,803.00
ACRES=0.34



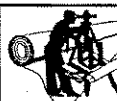
GRAPHIC SCALE

2-06-92

BOUNDARY AND BUILDING

FOR
JEFFREY WILSON
575 BOULEVARD
ZONING R-5

LOCATION
LAND LOT 44
14TH DISTRICT
Fulton County, GA.



534 MEDLOCK ROAD
SUITE 103
DECATUR, GA 30030
PH: (404) 373-9000

DATE REVISION

SCALE: 1"=30'
DATE: 7/5/06
DRAWN: JS
DWG #: 06-0180-01
SHEET: ONE OF ONE

2-06-92

06-0 -1950

City Council
Atlanta, Georgia

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BY: ZONING COMMITTEE

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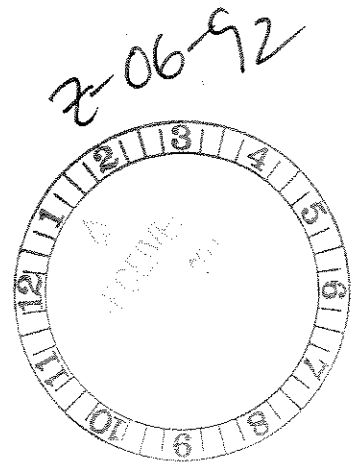
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 44 of the 14th District, Fulton County Georgia, and being more particularly described as follows:

Beginning at a point on the West line of Boulevard Drive and the North line of Rosalia Street, Said point being THE TRUE POINT OF BEGINNING:

Thence North $89^{\circ}10'05''$ West a distance of 148.04 feet to a point, thence North $00^{\circ}36'15''$ East a distance of 100.02 feet to a point, thence South $89^{\circ}09'43''$ East a distance of 148.00 to a point, thence South $00^{\circ}34'48''$ West a distance of 100.00 to the TRUE POINT OF BEGINNING.

Said Tract contains 0.34 acres being 575 Boulevard as shown on a boundary for Jeffrey Wilson, prepared by Ambit Technical Services, dated July 5, 2006



RCS# 503
9/05/06
2:54 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-1919,1920,06-O-1949,1950,1951,1952
1953,1954,1955,1956
REFER

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 3
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	E Martin	Y Norwood
Y Young	Y Shook	B Maddox	E Willis
NV Winslow	Y Muller	E Sheperd	NV Borders

MULTIPLE